

# Construction During November 45 P. C. Ahead of Last Year

Building contracts awarded during November in the twenty-seven northern States of the country, according to the statement of the F. W. Dodge Company, amounted to \$192,811,000. This figure is 45 per cent greater than the figure for November, 1920. The November, 1921, total was 14 per cent under the October figure, although the average per business day in November was very slightly less than in October. The normal decline from October to November is 24 per cent.

Residential construction in November accounted for \$90,324,000, a slight increase over October. This November figure represented 47 per cent of the total activity for the month. Public works and utilities amounted to \$29,397,000, or 14 per cent of the total; business buildings, \$24,221,000, or 13 per cent; educational buildings, \$15,212,000, or 8 per cent; industrial buildings, \$17,695,000, or 9 per cent.

Contemplated new work reported in November amounted to \$395,666,000, about double the volume of contracts let in the same month.

Contracts awarded during the first eleven months of this year have amounted to \$2,161,500,000, which is 11 per cent greater than the average eleven-month figure for the preceding five years.

The fact that construction activity is holding up at an unusually high level through the winter months, taken with the other known factors, that are likely to affect the rate of activity next year, gives promise of an unusually good year for construction in 1922.

## New England.

Contracts awarded during November in the New England States amounted to \$18,404,000. This was 15 per cent less than the figure for the previous month and 1 per cent less than the figure for November, 1920.

The November, 1921, total included: Residential buildings, amounting to \$7,746,000, or 42 per cent of the total; business buildings, \$3,302,000, or 18 per cent; public works and utilities, \$2,425,000, or 13 per cent; hospitals and institutions, \$1,923,000, or 10 per cent.

Total contracts awarded in New England from January 1 to December 1 have amounted to \$178,933,000, which is 17 per cent less than the average eleven-month total for the preceding five years.

Contemplated new work reported in November amounted to \$26,377,000.

## New York and New Jersey.

November building contracts in New York State and Northern New Jersey amounted to \$15,850,000. This was 76 per cent greater than the figure for November, 1920, although it was 22 per cent under the figure for the preceding month.

Included in the November total were the following items: \$40,600,000, or 69 per cent, for residential buildings; \$5,720,000, or 10 per cent, for business buildings; \$4,342,000, or 7 per cent, for industrial buildings; \$3,388,000, or 6 per cent, for educational buildings.

Contracts awarded in this district during the first eleven months of this year have amounted to \$584,721,000, which is 53 per cent greater than the average eleven-month figure for the preceding five years.

Contemplated new work reported for this district in November amounted to \$66,169,000, an increase of \$10,000,000 over the amount reported in October.

## Middle Atlantic States.

November building contracts in the Middle Atlantic States (comprising Southern New Jersey, Eastern Pennsylvania, Delaware, Maryland, District of Columbia, Virginia and the Carolinas), amounted to \$30,308,000, which was more than double the figure for November, 1920, although it was 10 per cent less than the total for October, 1921.

The November, 1921, total included: \$10,448,000, or 34 per cent, for residential buildings; \$7,655,000, or 25 per cent, for public works and utilities; \$4,784,000, or 16 per cent, for business buildings; \$3,510,000, or 12 per cent, for educational buildings.

Total contracts awarded during the first eleven months of this year have

amounted to \$222,312,000, which is somewhat greater than the average eleven-month total for the preceding five years.

Contemplated new work reported for this section in November amounted to \$49,022,000, which was five million dollars more than was reported in October.

## Pittsburgh District.

Contracts awarded during November in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$34,586,000, an increase of 2 per cent over the previous month and 89 per cent over the corresponding month last year.

Included in the November total were \$13,291,000, or 38 per cent, for residential buildings; \$6,251,000, or 18 per cent, for industrial buildings; \$5,372,000, or 16 per cent, for educational buildings; \$3,848,000, or 11 per cent, for public works and utilities; and \$3,832,000, or 10 per cent, for business buildings.

The total volume of contracts let from January 1 to December 1 amounted to \$399,596,000, which is considerably above the average figure for the first eleven months in the preceding five years.

Contemplated new work reported for this district in November amounted to \$3,122,000.

## The Central West.

November building contracts in the Central West (comprising Illinois, Indiana, Iowa, Michigan, Wisconsin, Missouri and portions of Kansas and Nebraska) amounted to \$45,462,000. This was 11 per cent less than the figures for the preceding month and 3 per cent less than the figure for the corresponding month last year.

Included in the October total were \$16,232,000, or 26 per cent, for residential buildings; \$10,989,000, or 24 per cent, for public works and utilities; \$5,689,000, or 12 per cent, for business buildings; \$4,801,000, or 11 per cent, for educational buildings; and \$3,745,000, or 8 per cent, for industrial buildings.

During the first eleven months of this year the total amount of building contracts has been \$599,119,000, which is 2 per cent less than the average eleven-month figure for the preceding five years.

Contemplated new work reported in this district during November amounted to \$150,700,000, which was more than three times the amount of contracts awarded during the month.

## The Northwest.

Contracts awarded during November in Minnesota and the Dakotas amounted to \$4,701,000. This figure is 55 per cent greater than that of the corresponding month last year and 32 per cent less than that of October, 1921.

The November, 1921, total included: \$2,008,000, or 43 per cent, for residential buildings; \$1,091,000, or 23 per cent, for business buildings; \$823,000, or 17 per cent, for public works and utilities.

The total amount of building contracts recorded during the first eleven months of 1921 has amounted to \$76,819,000, an increase of 29 per cent over the average eleven-month figure for the preceding five years.

Contemplated new work reported in November amounted to \$44,276,000, more than three times the amount reported in October.

## STILL EXPLOSION WRECKS TRUCKLOAD OF WHISKEY

PORT DEPOSIT, Md., Dec. 10.—Explosion of a corn still back in the country last night wrecked an auto truck loaded with the finished product, spilling the whiskey and crushing a wagon load of materials.

The report of the explosion was heard two miles away. It was caused by the new processing lately installed. Built and glassed in sleeping porch; large front porch. Attractive and well-equipped kitchen; extra large closets. Built-in garage. Hardwood floors; in fact, everything that makes for the most complete home.

The still was located approximately at the intersection of a line drawn from Port Deposit to Newark, Del., with a line from Port Deposit to Oxford, Pa. An interested person will have no trouble locating the mishap. Its mark is on the landscape.

# STORES EXPAND TO SIDE STREETS IN LOCAL TRADE

Morton J. Luchs Notes Increase in Demand for Central Sites on Main Business Arteries.

Great activity in and a growing demand for centrally located business properties was discussed by Morton J. Luchs of the real estate firm of Shannon & Luchs in an interview today. Mr. Luchs remarked that Washington has outgrown the status of a village, and is now, on account of its increased population, a real live city, and that the business of the city could no longer be confined to two or three streets. All merchants desiring to do business in Washington are not fortunate in securing locations on these particular streets, and it is the opening of new business houses in the city that is forcing the business sections to expand, and they are expanding rapidly.

The office of Shannon & Luchs has been very prominent in the recent sale of business properties. The following list contains some of the transfers negotiated through this office:

The property at 1318 Eye street northwest, recently purchased by Adolph Gude, was an old three-story brick house. Mr. Gude is now erecting a modern three-story business building on the property for his business. This is one of the first business buildings to break in this block of houses.

The three-story brick building at 912 Fourteenth street northwest, facing Franklin Park, will be remodeled into a modern building just as soon as the present tenants vacate. This property was purchased by Louis Jacobs and Mike Jacobs for an investment.

## Good Business Street.

The three-story dwelling at 517 Thirteenth street northwest is just in process of being sold to a local merchant, who plans to remodel the property for his retail business. This is a good business street, but several residences remain to be converted into business buildings.

A three-story brick dwelling at 1307 H street northwest was recently remodeled into a modern business building by this firm. The property was purchased by Samuel J. Venable, who plans to move his art galleries from his present place of business at 1235 G street northwest to the new location about January 15. This is another example of business expansion.

The property at 1603 K street northwest, adjoining the residence of Admiral George Dewey, was recently purchased by David A. Bauer, who will hold the property as an investment. K street has been the scene of great activity in realty transfers in the past six months, and a large number of properties on this street, between Fourteenth street and Connecticut avenue, have changed hands. A large number of the old residences have been remodeled into modern business properties and work will start on others very shortly.

The building at 308 Tenth street northwest was recently purchased by Nathan Frank, who will hold the property as an investment.

The property at 610 Twelfth street northwest was purchased by the Saks Fur Company. After the property is thoroughly renovated to suit the requirements of their business they will move from their present location on F street to the new building.

## New Store Fronts.

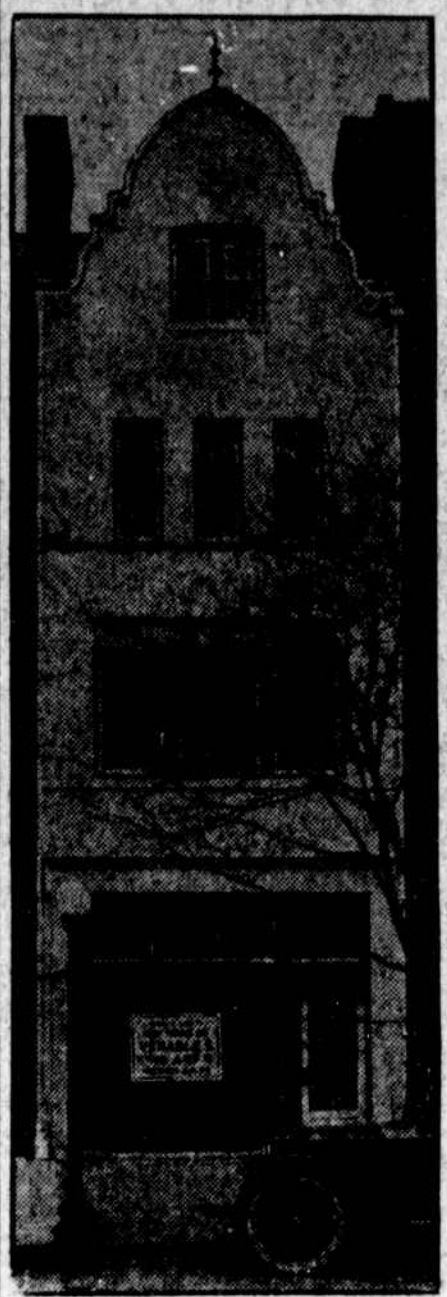
The two buildings at 1337 and 1339 F street northwest are being remodeled by Shannon & Luchs into modern buildings. When completed the fronts will be of Indiana limestone, with large double windows to each store, and will have up-to-date heating plants and plumbing facilities.

A sale is pending for the two three-story buildings at 612 and 614 Twelfth street northwest. An out-of-town concern is considering purchasing the property for a ladies' clothing store.

The firm of Shannon has a special department known as the business location department. This department specializes on the selling and leasing of business and industrial properties and is headed by Morton J. Luchs. According to Mr. Luchs' activity in business properties will continue consistent with the increase in population, and it is only natural that the business section should expand in logical directions to meet the needs of the community.

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Venable Art Company Purchase Building For \$57,500



Building at 1307 H street northwest, purchased by the S. J. Venable Art Company (now located at 1225 G street northwest) from Shannon & Luchs. The purchaser will occupy the building about January 15. No consideration was mentioned, but it is understood the property was held at \$57,500.

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## OMAHA POLICE TO FURNISH ALIBI FOR BOMB SUSPECT

OMAHA, Neb., Dec. 10.—Charles Van Deusen, head of the detective bureau yesterday indicated that Mike Stine, a wrestler, arrested Thursday as a suspect in the Wall street explosion of September 16, 1920, would be released, probably today.

Van Deusen said he recognized Stine as a wrestler who was here working for a carnival company shortly after the New York explosion occurred. Stine himself said he was in New York only once and that was in 1902, when he arrived from his native land, Bulgaria.

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# DISTRICT'S FIRE INSURANCE RATE SECOND TO N. Y.

Charles P. Bennis Sketches History of Industry in Address at Y. M. C. A.

"Fire Insurance" was discussed before the real estate class at the Y. M. C. A. last Tuesday night by Charles P. Bennis, manager of the Underwriters' Association of the District of Columbia. In sketching the history of insurance, Bennis explained that the present standard form contracts of modern insurance resemble those used in the early days by English marine insurers. The term "underwriters" was derived from the practice of individual insurers in signing their names under the writing of insurance contracts. As the business of these individuals grew, the problem of having ready cash or liquid assets to meet the increasing demands occasioned by losses quite naturally led to the formation of insurance companies. Bennis analyzed the policy contract in detail, explaining the technical features and the historical reasons for many of the quaint phrases incorporated in the modern insurance policy.

Particular stress was made on the importance of the stipulations which formed the basis of the contract. This portion of a policy, which usually is printed in condensed form and with small type, contains all the conditions that must be fulfilled by the insured as well as by the company. Failure to comply with the requirements, or doing something expressly forbidden, may void the policy and result in difficulty with possible litigation.

Bennis emphasized the fact that, generally speaking, all insurance companies were responsible. In that strict State and Federal laws and supervisory made them so. However, it was suggested that it was well to trust matters of insurance to reliable agents only.

The methods used by the Underwriters' Association in fixing rates was explained. These rates are arrived at by adding to the basic or key rate certain standard charges for structural conditions, that are known to increase fire hazard. On the other hand, credits are allowed for special equipment to prevent fire, as well as the installments of hose, fire extinguishers, etc. The board arbitrarily adds certain charges for what are commonly known as "faults of management" charges. For instance, lack of proper ash cans, untidy conditions, crowded windows and aisle spaces.

It was explained, however, that these "faults of management" charges are removed as soon as the objectionable conditions are corrected.

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rected. Bennis pointed out that next to New York, Washington had the lowest basic rate used in determining standard rates and that this was due to the fact that Washington had many favorable conditions such as wide streets, lack of overhead wires and an efficient fire department.

# 7 RESIDENTIAL PROPERTIES IN WEEK'S SALES

Transfers Effected Through W. S. Phillips Include Chevy Chase Bungalow.

The transfer of seven residential properties was reported by the office of William S. Phillips during the last week. This list includes the following properties:

Julian D. Sears purchased premises 109 East Underwood street, Chevy Chase, Md., from Mrs. Louise E. Earl. This is a detached bungalow of five rooms, inclosed sleeping porch, and built-in garage.

Mrs. Lillian H. Kleaver purchased from Allen MacCullen premises 4021 Illinois avenue. This is a two-story brick home containing six rooms and sleeping porch.

Frederick Ehninger purchased 3916 Eighth street northwest from Frederick A. Cusack. This is a modern home containing six rooms and sleeping porch.

Mrs. Carrie H. Kalkanbach purchased from Mrs. Mary E. Phillips the three-story brick dwelling at 1152 Twenty-fifth street northwest.

Harry E. Vernick purchased premises 1007 Twentieth street northwest from Harvey J. Zimmerman. This is a three-story brick dwelling containing nine rooms and bath.

A. Louise Reynolds purchased from Mable K. Clark, the six-room-and-bath brick house at 1067 Florida avenue northeast.

G. A. Hoffman purchased from George E. McIver the six-room brick dwelling at 329 Sixteenth street southeast. This house has a deep lot with four-car garage.

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# 45 CANDIDATES PROPOSED FOR REALTY BOARD

Membership Committee Recommends Five Active and Forty Associate Members.

The membership committee of the Washington Real Estate Board, headed by H. Clifford Bangs as chairman, has perfected its organization and is holding weekly meetings in the board offices. To date this committee has recommended to the executive committee the applications of five persons as active members and forty as associate members.

The members of the membership committee have divided the work of soliciting new members into groups and in this way are covering a larger field in a minimum of time.

It is expected the required number of new members will be obtained within a few weeks, after which time this committee will confine its activity principally to investigating applications that come to the board.

The personnel of this committee, in addition to H. Clifford Bangs, is: Robert C. Howard, H. L. Rust, Jr., Horace C. Smith, W. C. Miller, H. Latane Lewis, Lanier P. McLachlen, Joseph D. Sullivan, Joseph A. Petty, Louis H. Schneider, Charles A. Jones, William A. Barry, Arthur B. Browne, David E. Barr, Thomas Nash, F. Eliot Middleton, St. George R. Faby, Benjamin F. Adams and J. Dallas Grady.

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